

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
S/S Pinewood Road, 3275 ft. W *
of Page Drive * ZONING COMMISSIONER
206 Pinewood Road
12th Election District * OF BALTIMORE COUNTY
7th Councilmanic District
Legal Owners: Pamela Henderson, * Case No. 97-172-A
and Lori L. Ford
Occupants: John Lonakonis and *
Shirley Lonakonis, Petitioners

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 206 Pinewood Road in the subdivision known as Gray Manor. The Petition is filed by Pamela E. Henderson and Lori L. Ford, property owners, on behalf of John Lonakonis and Shirley Lonakonis, tenants. Mr. and Mrs Lonakonis are the parents of Ms. Ford and Ms. Henderson and reside at the subject property. Variance relief is requested from Sections 1B02.3.C.1 and 301.1.A of the Baltimore County Zoning Regulations (BCZR) to permit an open projection (carport) with a setback of 1 ft., in lieu of the required 7-1/2 ft. The subject property and requested relief are more particularly shown on the plat to accompany the Petition for Variance, marked as Petitioners' Exhibit No. 1.

Appearing at the public hearing held for this case were Mr. and Mrs. John Lonakonis, co-Petitioners, tenants. There were no Protestants or other interested persons present.

Testimony and evidence presented at the hearing was that the subject property is .15 acres in area (6600 sq. ft.) zoned D.R.5.5. The property is 55 ft. in width and 120 ft. in depth. The lot is improved with an existing single family dwelling known as 206 Pinewood Road.

Mr. and Mrs. Lonakonis testified that they wished to construct a carport in the side yard of the property immediately adjacent to the existing dwelling. This carport will be constructed so as to provide an

ORDER RECEIVED FOR FILING

Date

By

11/25/96
M. J. [Signature]

MICROFILMED

area for parking of their motor vehicles. Moreover, the carport is proposed to allow the Petitioners to avoid inclement weather while entering and exiting their vehicle and to provide additional security.

Due to the narrowness of the lot, the requested setback is sought. The Petitioners indicated that the carport could not be constructed elsewhere on the lot and needs to be of a sufficient width to shield a passenger vehicle. A letter in support of the Petition from the most affected neighbors was also submitted at the hearing.

Based upon the testimony and evidence offered, all of which was uncontradicted, I am persuaded to grant the Petition for Variance. In my judgment, the Petitioners have satisfied the burden set forth in Section 307 of the BCZR as constructed by the case law. The uniqueness of the subject property is its narrow width and the Petitioners would suffer a practical difficulty if variance relief were not granted. Moreover, it is clear that the required variance relief is consistent with the BCZR and will not be detrimental to surrounding properties.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

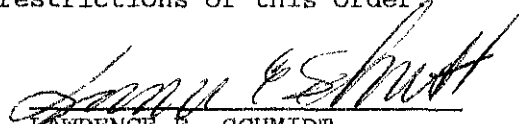
THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 25th day of November, 1996 that a variance from Section 1B02.3.C.1 and 301.1.A of the Baltimore County Zoning Regulations (BCZR) to permit an open projection (carport) with a setback of 1 ft., in lieu of the required 7-1/2 ft., be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible

for returning, said property to its original condition.

2. The carport shall remain open on the three exposed sides and shall not be enclosed at any time.

3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mmh

ORDER RECEIVED FOR FILING

Date May 196

By M. H. H. H.



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

November 22, 1996

Mr. and Mrs. John Lonakonis
206 Pinewood Road
Baltimore, Maryland 21222

RE: Case No. 97-172-A
Petition for Zoning Variance
Property: 206 Pinewood Road

Dear Mr. and Mrs. Lonakonis:

Enclosed please find the decision rendered in the above captioned case. The Petition for Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in cursive script, reading "Lawrence E. Schmidt".
Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.

c: Ms. Pamela Henderson
Ms. Lori L. Ford
201 Pinewood Road
Baltimore, Maryland 21222

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Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 206 Pinewood Rd
which is presently zoned DR 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3.C.1 and 301.1.A to

Allow an open projection A Setback of 1' in lieu of the
Required 7.5'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

To be discussed at the hearing

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Occupants (Parents)
John Lonakonis
(Type or Print Name)

Shirley Lonakonis
Signature

206 Pinewood Rd
Address

Baltimore Md 21222
City State Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s):

Pamela E. Henderson
(Type or Print Name)

Pamela E. Henderson
Signature

LORI L. FORD
(Type or Print Name)

Lori L Ford
Signature

201 Pinewood Rd 285 2426
Address Phone No

Baltimore MD 21222
City State Zipcode

Name, Address and phone number of representative to be contacted.

John Lonakonis
Name

206 Pinewood Rd 288 5587
Address Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: _____ DATE _____



Printed with Soybean Ink
on Recycled Paper



172 MICROFILMED

ZONING DESCRIPTION FOR 206 PINEWOOD ROAD

Beginning at a point on the southeast side of Pinewood Road which is 50' wide at a distance of 275' of the centerline of the nearest improved intersecting street Page Drive which is 32' wide. Being lot #184, in the subdivision of Gray Manor as recorded in Baltimore County Plat Book #13, Folio #34, containing 6600 sq. ft. Also known as 206 Pinewood Road and located in the 12 Election District, 7 Councilmanic District.

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NOTICE OF HEARINGS

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the proposed, amended, zoning in Parcel 105 of the County Office Building, 111 W. Chesapeake Avenue, in Towson, Maryland 21204, or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case #97-172-A
(Item 172)

206 Pinewood Road,

S/S Pinewood, 3275' W of

Page One

12th Election District

7th Councilmanic

Legal Owner(s):

Patricia E. Henderson and

Carl L. Ford

Occupants:

John Lovakons and Shirley

Lovakons

Variances: to allow an open

projection a setback of 1 foot

in lieu of the required 7.5 feet.

Hearing: Wednesday, November 13, 1996 at 9:00 a.m. in

Room 106, County Office Building.

By:

LAWRENCE E. SCHMIDT

Zoning Commissioner for

Baltimore County

NOTES: (1) Hearings are

Handicapped Accessible; for

special accommodations

Please Call 887-3353.

(2) For information concerning the file and/or hearing,

Please Call 887-3397.

10/31/2 Oct. 24

CS4031

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

Oct 24, 1996

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Oct 24, 1996

THE JEFFERSONIAN,

A. Henderson

LEGAL AD. - TOWSON

MICROFILMED

CERTIFICATE OF POSTING

RE: Case No.: 97-172-A

Petitioner/Developer: _____

John LONAKONIS

Date of Hearing/~~Closing~~: Nov. 13-1996

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at 206 PINWOOD ROAD

BALTIMORE, MARYLAND 21222

The sign(s) were posted on OCT. 29, 1996
(Month, Day, Year)

Sincerely,

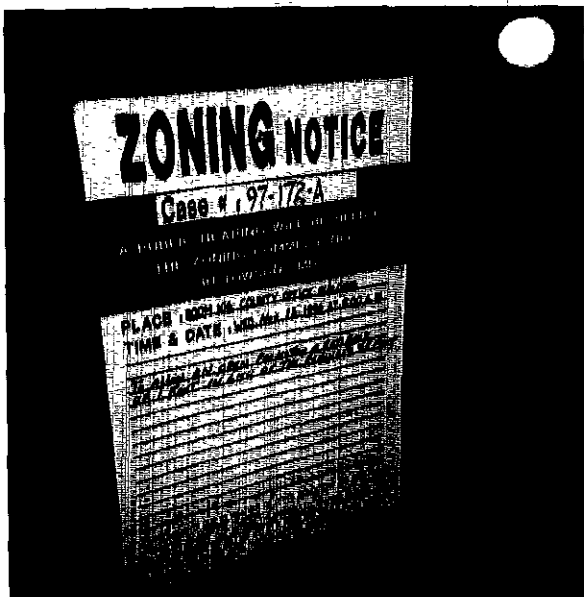
Thomas P. Ogle 10/29/96
(Signature of Sign Poster and Date)

Thomas P. Ogle Sr
(Printed Name)

325 Nicholson Road
(Address)

BALTIMORE, MARYLAND 21221
(City, State, Zip Code)

(410) 687-8405
(Telephone Number)



97-172-A

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BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 027903

DATE 11 Oct 96

ACCOUNT

R-001-6150

RECEIVED
FROM:

L Anderson (For)

AMOUNT \$

50.00

FOR:

VAR

206 P.

[Signature]

ACTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER
VALIDATION OR SIGNATURE OF CASHIER

MICROFILMED



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 172 Petitioner: Pam Henderson & Lori Ford

Location: 206 Pinewood Rd

PLEASE FORWARD ADVERTISING BILL TO:

NAME: JOHN LONAKONIS

ADDRESS: 206 Pinewood Rd

Baltimore, Md. 21222

PHONE NUMBER: 288-5587

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TO: PUTUXENT PUBLISHING COMPANY
October 24, 1996 Issue - Jeffersonian

Please forward billing to:

John Lonakonis
206 Pinewood Road
Baltimore, MD 21222
288-5587

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-172-A (Item 172)
206 Pinewood Road
S/S Pinewood, 3275' W of Page
Drive
12th Election District - 7th Councilmanic
Legal Owner(s): Pamela E. Henderson and Lori L. Ford
Occupants: John Lonakonis and Shirley Lonakonis

Variance to allow an open projection a setback of 1 foot in lieu of the required 7.5 feet.

HEARING: WEDNESDAY, NOVEMBER 13, 1996 at 9:00 a.m. in Room 106, County Office Building.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

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Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 18, 1996

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-172-A (Item 172)
206 Pinewood Road
S/S Pinewood, 3275' W of Page
Drive
12th Election District - 7th Councilmanic
Legal Owner(s): Pamela E. Henderson and Lori L. Ford
Occupants: John Lonakonis and Shirley Lonakonis

Variance to allow an open projection a setback of 1 foot in lieu of the required 7.5 feet.

HEARING: WEDNESDAY, NOVEMBER 13, 1996 at 9:00 a.m. in Room 106, County Office Building.

Arnold Jablon
Director

cc: Pamela E. Henderson and Lori L. Ford
John and Shirley Lonakonis

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY OCTOBER 29, 1996.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

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Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

November 14, 1996

Ms. Pamela Henderson & Ms. Lori Ford
201 Pinewood Road
Baltimore, MD 21222

RE: Item No.: 172
Case No.: 97-172-A
Petitioner: Pamela Henderson, et al

Dear Ms. Henderson & Ms. Ford:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on October 11, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

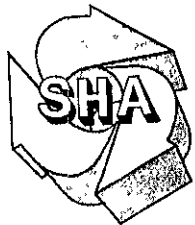
A handwritten signature in black ink that reads "W. Carl Richards, Jr." The signature is written in a cursive style.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

(MICROFILM)





Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

10-83-96

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 172 (CAM)

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-545-5581 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for *Bob Small*
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

MICROFILMED

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717

B A L T I M O R E C O U N T Y , M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: October 18, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 157, 161, 162, 163, 165, 166, 169, 171, 172, 174

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

Jeffrey W. Long

Division Chief:

Pat Keller

PK/JL

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410)887-4880

DATE: 10/21/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF OCT. 21, 1996.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 161, 163, 164, 165, 166, 167,
170, 171, 172, 173 and 174.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

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BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: PDM

DATE: 10/27/96

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: Oct 27, 96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:	161	166	174
	162	168	
	163	169	
	164	171	
	165	172	

RBS:sp

BRUCE2/DEPRM/TXTSBP

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B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: October 25, 1996

FROM: *pub* Robert W. Bowling, Chief
 Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
 for October 28, 1996
 Item Nos. 161, 164, 165, 166, 171,
 172, & 174

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

RE: PETITION FOR VARIANCE
206 Pinewood Road, S/S Pinewood,
3275' W of Page Drive,
12th Election District, 7th Councilmanic

Legal Owner(s): P. Henderson and L. Ford
Occupants: John and Shirley Lonakonis
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 97-172-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 12th day of November, 1996, a copy of the foregoing Entry of Appearance was mailed to Legal Owner(s) Pamela Henderson and Lori Ford, 201 Pinewood Road, Baltimore, MD 21222, and to Occupants John and Shirley Lonakonis, 206 Pinewood Road, Baltimore, MD 21222, Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

MICROFILMED

To Whom It May Concern:

We, Pamela E. Henderson and Lori L. Ford, are the legal owners of the property known as 206 Pinewood Road, Baltimore, MD., 21222.

The occupant of this residence is our father, John Lonakonis. We hereby authorize him to represent us in all matters concerning this property.

Pamela E. Henderson
Pamela E. Henderson

11/11/96
Date

Lori L. Ford
Lori L. Ford

11/11/96
Date

MARYLAND

BALTIMORE

NOVEMBER 11, 1996

Herbert Geilenkirchen

Comm Exp 10-1-2000



Herbert Geilenkirchen, Notary Public
Baltimore County
State of Maryland
My Commission Expires Oct. 1, 2000

MICROFILMED

I, Ann Stevens, having viewed the proposed construction of a carport at 206 Pinewood Road, have no objection to the construction of same.

Ann Stevens
9-22-96

Ann Stevens
204 Pinewood Road
Baltimore, MD 21222

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Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 206 PINEWOOD RD.

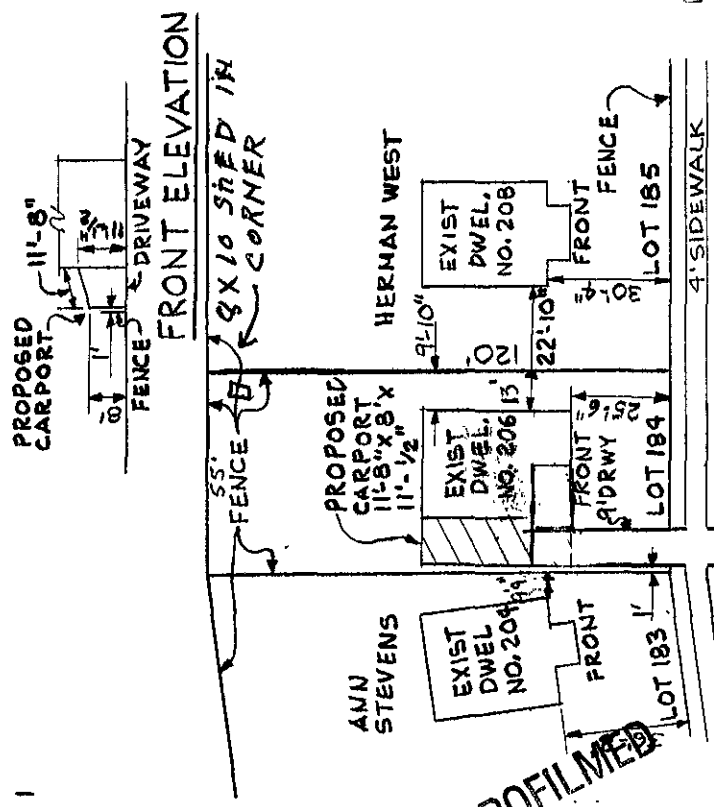
Subdivision name: GRAY MANOR

plat book # 13, folio # 34, lot # 184, section #

OWNER: PAMELA HENDERSON

LORI FORD

97-172-A



North

date:
prepared by:

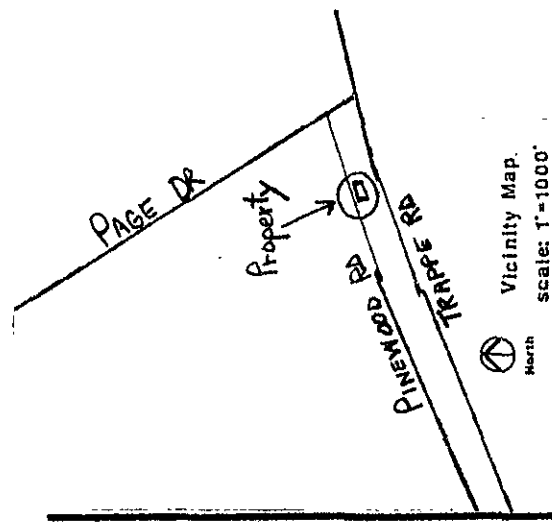
← 275' to center of Page Dr.

PLAN

PINEWOOD RD. - 26' WIDE

NOT IN FLOOD
PLAIN

Scale of Drawing: 1" = 50'



LOCATION INFORMATION

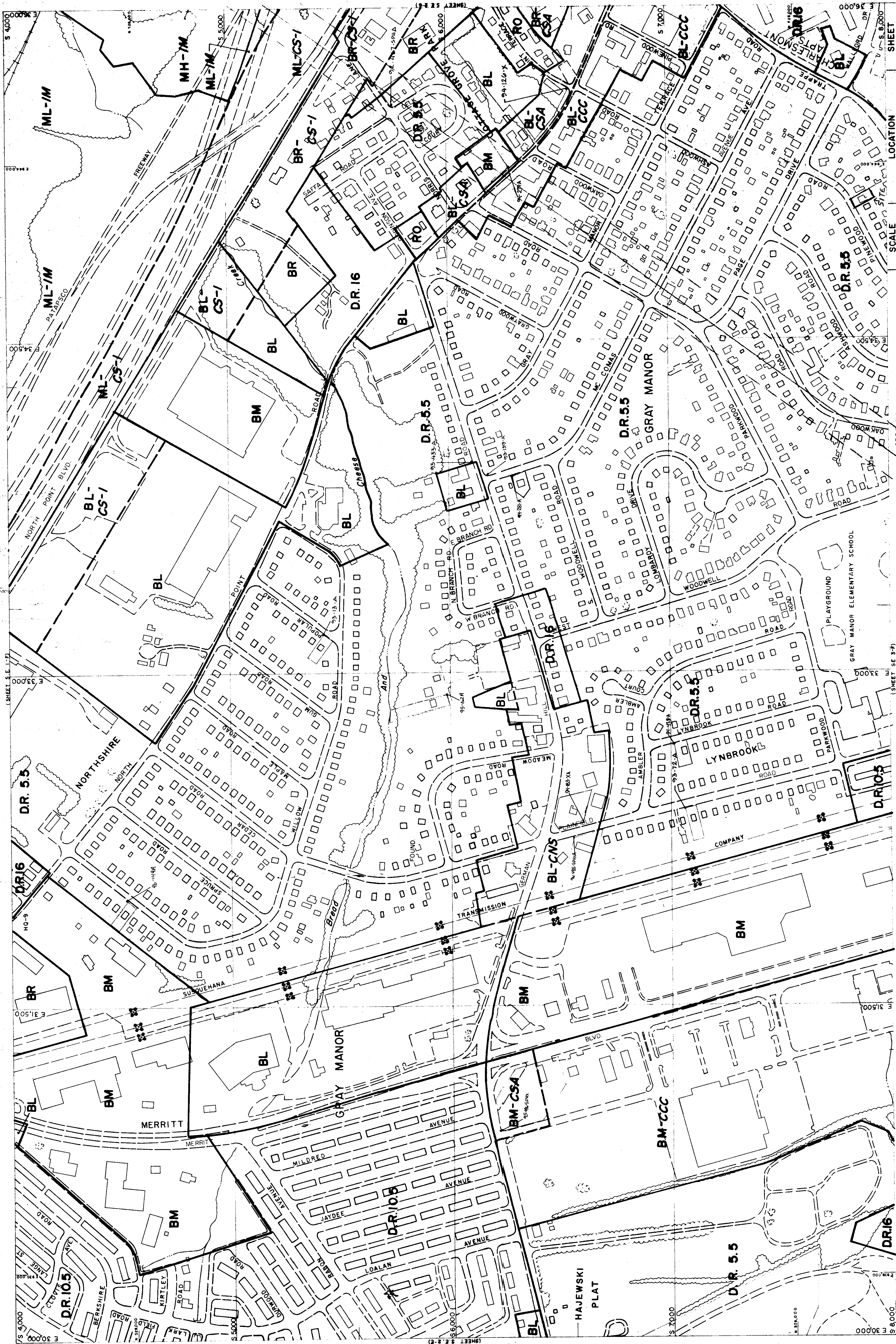
Election District: 12
Councilmanic District: 7
1" = 200' scale map #: SE 2-F
Zoning: DR 5.5
Lot size: .15 acreage 6600 square feet

public private
SEWER: ☒ ☐
WATER: ☒ ☐
Chesapeake Bay Critical Area: ☐ ☒
Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE #:

172



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP	
1997 COMPREHENSIVE ZONING MAP Adopted by the Baltimore County Council Oct. 15, 1992	
SCALE 1" = 200'	DATE OF PHOTOGRAPHY JANUARY 1986
SIGNED: <i>William J. Hornsby</i> Chairman, County Council	
LOCATION NORTH POINT GRAY MANOR	
SHEET S.E. 2-F	

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

97-172-A